

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		OXFORD ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	BLANCIFORTI SUSAN / TRUSTEE		
Owner 2:	BLANCIFORTI FAMILY TRUST		
Owner 3:			
Street 1:	95 OXFORD STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BLANCIFORTI SALVATORE-ETAL -		
Owner 2:	BLABCIFORTI RUTH -		
Street 1:	95 OXFORD STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as **Two-Family** with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3161 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
104	Two Family		7174		Sq. Ft.	Site

Total AC/HA:	0.16469	Total SF/SM:	7174	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	508,177	Spl Credit		Total:	508,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7174.000	599,300	4,700	508,200	1,112,200
Total Card	0.165	599,300	4,700	508,200	1,112,200
Total Parcel	0.165	599,300	4,700	508,200	1,112,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.91	/Parcel: 351.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	599,300	4700	7,174.	508,200	1,112,200		Year end	12/23/2021
2021	104	FV	571,000	4700	7,174.	508,200	1,083,900		Year End Roll	12/10/2020
2020	104	FV	571,000	4700	7,174.	508,200	1,083,900	1,083,900	Year End Roll	12/18/2019
2019	104	FV	420,900	4700	7,174.	539,900	965,500	965,500	Year End Roll	1/3/2019
2018	104	FV	420,900	4700	7,174.	393,800	819,400	819,400	Year End Roll	12/20/2017
2017	104	FV	393,600	4700	7,174.	343,000	741,300	741,300	Year End Roll	1/3/2017
2016	104	FV	393,600	4700	7,174.	292,200	690,500	690,500	Year End	1/4/2016
2015	104	FV	348,700	4700	7,174.	285,800	639,200	639,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2016	Measured	DGM	D Mann
10/25/2016	Permit Visit	DGM	D Mann
4/30/2009	Measured	163	PATRIOT
3/12/2001	External Ins	PM	Peter M
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

[illegible]

508,177	Spl Credit	Total:	508,200
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Database: AssessPro - ArchiveProArling

2023

